

# **SPECIFIC DEFECTS REPORT**

**Independent Report in relation to  
Dampness, Cost of Work/Valuation and  
Right Hand Boundary Wall  
at**

**Redhill  
Surrey, RH1**



**FOR  
Mrs W**

**Prepared by:**

**INDEPENDENT CHARTERED SURVEYORS**

**Marketing by:  
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)  
0800 298 5424**

# CONTENTS

INTRODUCTION AND INSTRUCTION	PAGE 3
SYNOPSIS	PAGE 4
BACKGROUND INFORMATION	PAGE 8
EXECUTIVE SUMMARY	PAGE 9
SUMMARY UPON REFLECTION	PAGE 17
SURVEY FINDINGS	PAGE 19
APPENDICES	PAGE 28
LIMITATIONS	PAGE 51

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## INTRODUCTION AND INSTRUCTION

We have been instructed by Mrs W to prepare an independent report of XXXX Redhill, Surrey, RH1 in relation to:

1. Dampness
2. Cost of work and valuations
3. Right hand boundary wall

We have carried out a visual inspection (non evasive) of the property. The weather was sunny at the time of the inspection.

We are Independent Chartered Building Surveyors and professional members of:-

The Royal Institution of Chartered Surveyors (RICS)  
and  
The Independent Surveyors and Valuers Association (ISVA).

Report prepared by:

XXXXXXXX  
Chartered Building Surveyor

Whilst we have been instructed by the vendor Mrs W, we are acting independently and our fee was taken prior to the production of the report. We would be more than happy to talk to potential purchasers on 0800 298 5424.

Please note this is not a building survey or a structural survey, we are looking specifically at elements of the property as listed above.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

Independent Chartered Surveyors

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

3

## **SYNOPSIS**

We have been asked to advise on the following three issues:

1. Dampness
2. Cost of work and valuations
3. Right hand boundary wall

We have been provided with a copy of XXX Property Check report, which is similar to a Royal Institution of Chartered Surveyors Home Buyers Report. Our initial thoughts are that we were surprised that this type of survey was carried out on a listed property circa 1750, particularly bearing in mind the alterations that have been carried out.

The information in italics is from the XXX Property Check report.

We would have expected a building survey or a structural survey carried out by a chartered building surveyor with specialist knowledge of this type of property. Notwithstanding this, here are our comments:

1. **Dampness**

There are three documents in relation to this:

- i) The dampness section of the XXX Property Check report
- ii) The subsidence quotations that have been obtained from YYY
- iii) ZZZ Preservation report

A copy the dampness section of the XXX Property Check Report is in the Appendices, as is a copy of the YYY Report. We have not seen a copy of the ZZZ Preservation report at the time of finalising this report.

Independent Chartered Surveyors

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

4

The XXX Property Check looks at several areas:

- 1 Dry rot which we have been unable to establish active dry rot in the property
- 2 Dampness affecting the ground walls. We would agree there is dampness and agree there is likely to be concealed timbers in the walls but would not agree with the recommendation of a damp proofing / timber treatment contractor, as we believe that a property of this age should be allowed to breathe and we would recommend the lowering of the ground level and introduction of a French drain.
3. The XXX Property Check does identify high ground levels and does also talk about the reduction in ground levels. We feel that initially the only actions required are the lowering of the ground levels and the French drain.

It is interesting to note that YYY Dampness specialists did not identify dry rot and also that YYY recommended the use of a chartered building surveyor.

## 2. **Cost of Work/Valuation**

Within the XXX Property Check report is the following comment on the value of the property.

### Valuation & Market comments:

*In its present condition I cannot give you a valuation figure.*

*Properties of this type and age in this neighbourhood are valued between £650,000 and £800,000.*

*My valuation of the property when the urgent repairs including the damp and dry rot are satisfactorily completed is £785,000.*

*The rebuilding cost for insurance purposes is £550,000.*

Independent Chartered Surveyors

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

5

The cost of damp proofing work has ranged from £3,458 by YYY (copy in Appendices) to approximately £6,000 by ZZZ Preservation (we would comment that at the time of writing this report we haven't seen a copy of the quotation).

3. **Right hand boundary wall**

The boundary wall is identified in the XXX Property Check. We believe a further structural report has been commissioned which identified a rebuilding cost of £11,000 - £15,000 which we have not seen as yet.



Right hand boundary wall

*The brick constructed boundary wall along the right flank of the garden is in poor condition. It is leaning quite badly and should be repaired or replaced. This could be expensive to repair. You now need to instruct a contractor to provide an estimate for the necessary repair work.*

*As I have already reported it was not possible to examine many of the boundaries to the rear due to the vegetation growth. Some of the walls particularly along the right flank are in poor condition. Some of the fencing appears also to be missing and you should make further enquiries about the responsibility to the upkeep of these fences.*

All the above prices and information were given verbally by Mrs W. We have made a request for information with Mrs W and we have put the information that we have received within the Appendices. It should be noted that we were working to a very short timescale. We would also advise our report is not dependent upon other reports and is based upon our knowledge and experience of this type, age and style of property.

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

6

# **BACKGROUND INFORMATION**

## **Listed**

The property is listed. We have put a copy of the Listed Building Description as described in BritishListedBuildings.co.uk in the Appendices. The front section of the property is said to date from 1750 with a 'newer' rear section.

## **Work that has been carried out in the last three years**

We are advised by Ms W that the property was very dated when they purchased it. Since this date work has been carried out in the following areas:

### 1. **Listed Building work**

- i) Render to front of the property – carried out by plasterer Mr C, we are advised by Mr C this was approximately two years ago.
- ii) Removal of walls in the kitchen area
- iii) Removal of wall in upstairs bathroom

### 2. **Alterations and Improvements**

- i) Upgrading and removal of walls to the kitchen area
- ii) Upgrading of the downstairs shower room
- iii) Upgrading of the upstairs bathroom
- iv) Upgrading of en-suite (not seen)

A large percentage of the major work has been completed with some areas of incomplete work, for example the oriel window to the rear (high level splayed bay window) needs work completing on it.



Work required to window

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

7



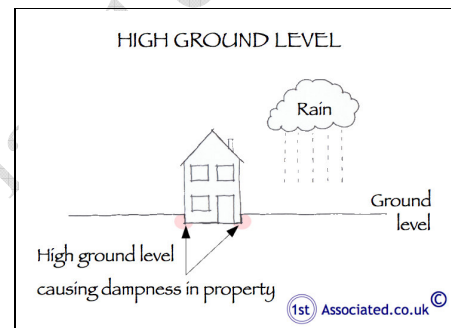
## EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. Here we give a summary of the problem and our various suggestions on how to solve it and all costs it relates to.

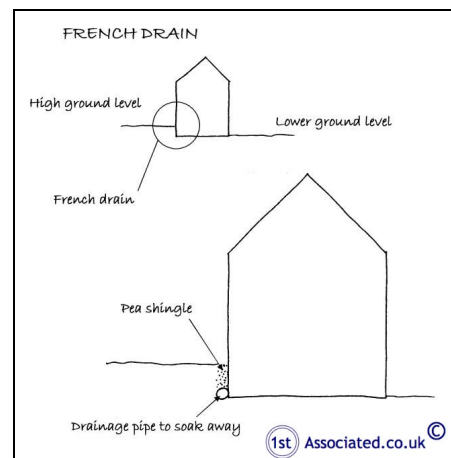
We would advise on the three issues that we have been asked to specifically advise on as follows:

### 1. Dampness

The property is damp inside and we believe this is from a combination of reasons which often is the case in older properties. We would draw your attention specifically to the ground levels around the property being too high and the property being on a slight slope. These we believe are the main two reasons for the dampness.



**ACTION REQUIRED:** Lowering of the ground level and the addition of a French drain, in both cases around the entirety of the property would help lower the dampness in the property. Lowering the ground level would reduce the bridging that gives dampness and a French drain would allow a way for the rainwater to drain away from the property.



The above work will then aid the property to dry out. It should be remembered that the drying out process will be a fairly long process (approximately one month per inch width of wall) and that a property of this age was never meant to be completely dry. ('Dry construction' is typically only found in modern properties post war era).

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**ANTICIPATED COST:** In the region of £3,000 - £5,000 with possibly the need to replaster internally at a later date; although we cannot see any major problems with the plaster at present we would allow the sum of £1,000 - £2,000 remembering that a lime plaster needs to be used; please obtain quotations.

### 1.1 Chemical damp proof courses

We are aware that two quotes from specialist damp proof course companies have been obtained. We would say that in both cases the damp proof companies do not act independently as their reports are written with the understanding that they will gain work from the quote.

On a broader note we are generally not in favour of damp proof courses on properties of this age, type and style. If you read literature written by SPAB (Society for the Protection of Ancient Buildings), National Trust, English Heritage and the Building Research Establishment you will find all of these companies echo our concerns about a recommendation of a chemically injected damp proof course in this age of property.

In our experience chemical damp proof courses do not work in older properties in the long term. The situation with regard to the chemical damp proof industry and inserted damp proof courses into older properties is very well explained within Jeff Howells book the The Damp Proof Myth which is well worth a read.

To some extent we were very surprised about the recommendation from the surveyor as we felt the chartered surveying profession had moved on from the standpoint of inserting a damp proof course into listed buildings such as this and carrying out damp proof courses, etc particularly in this case where they have identified the high ground levels, as we have, as being a major problem.

Independent Chartered Surveyors

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

9

**ACTION REQUIRED:** We would recommend lowering the ground level and adding a French drain to allow a path for the water to move around the property particularly as the property is on a slightly sloping site. This would mean any rainwater will discharge to and against the house; the French Drain would alleviate that problem.

**ANTICIPATED COST:** As stated above.

## 1.2 Dry rot discovered?

The XXX Property Check mentions the discovery of dry rot.

*Dry rot is affecting the skirting within the main entrance reception room to the dining room wall.*

Dry rot is extremely problematic but equally extremely rare. Bearing in mind that we are looking predominantly at older properties every day in one way or another we come across dry rot perhaps once every five years. We didn't see any specific signs of it such as the fruiting body or the cobweb type root that is present. We would ask that the surveyor specifically states where the dry rot is as we haven't been able to find it.



Skirting within main entrance reception room

## 1.3 What is meant by a dry property?

We also need to explain further that with this age, type and style of property there needs to be an element of dampness as in this age of property the materials live and breathe in a similar style to a gortex material whereas a modern post war property works more along a raincoat or cagoule principle. This knowledge doesn't seem to have been explained within the XXX Property Check report which we feel can lead to a misunderstanding and as mentioned earlier we do not feel

Independent Chartered Surveyors

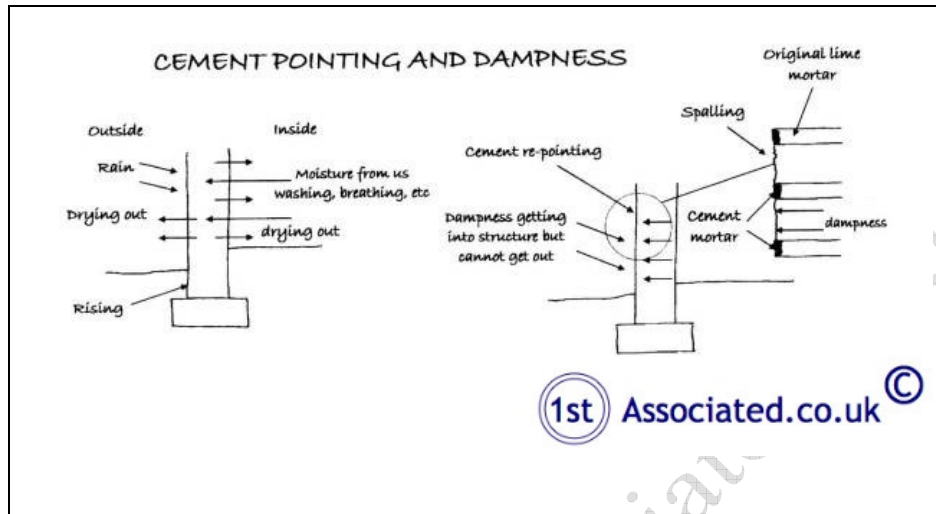
Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

10

that XXX Property Check is an appropriate report for this age, type and style of property.



## 2.0 Valuation and cost

With regard to the valuation we have been asked to give further information with regard to this as the owner felt it quite confusing as the valuation shows a relatively large variation in the value of the property of £650,000 to £800,000. How to value a property is now set out in a very specific way within what is known as the 'Red Book' Guide for the Royal Institution of Chartered Surveyors and as such we do feel the valuer should have been able to carry out a valuation assuming that all problems have been resolved and then a reduced valuation based upon his findings, assuming that the valuer has experience in this age, type and style of property.

The valuer has indicated the range from £650,000 to £800,000 which may be because of the lack of activity in this end of the market in this style of property (we have not seen the data or the comparable evidence that has been used to carry out this valuation). We do feel it would have been clearer if he had indicated that the property was at the top end of this band or explained further his thoughts on the matter. It then offers a valuation for the property if the problems are resolved at £785,000.

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

As mentioned the dry rot doesn't seem to be present from our inspection but we would be happy to return and meet the surveyor for them to show us specifically where they believe dry rot to be. This is a very serious matter if it has got true dry rot.

### **Insurance/Rebuild costs**

We often find confusion with regard to the value and the building insurance. The building insurance/rebuilding cost for insurance purposes relates to how much it would cost to rebuild the property if fire damage or any other catastrophe occurs. This is generally based upon a sq m rate however with listed buildings in our opinion this should be more specialist work and should have been carried out by a chartered building surveyor or someone having specialist knowledge of repairs to this type of property.

### **Valuation Retention of Money**

As far as we can see there isn't a specific retention being recommended, a retention would typically be a combination of:

- i) Cost of the building work
- ii) Cost of the loss of not using the property for however long the work takes as it may be messy.

### **3.0 Boundary wall**

As we understand it, the boundary wall has been said to have a limited life and require rebuilding work within the next year (we have not seen the structural engineers report and reserve the right to amend our report when we see the structural engineers report). Whilst we would agree that some work is required, having seen both sides of the wall we note that the neighbouring property has two buttresses and two buildings that give support to the wall and as such we feel repointing in an appropriate lime mortar and monitoring of the wall (we don't believe a

Independent Chartered Surveyors

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

12



one off inspection can identify for certain if there is a problem). Monitoring by the Building Research Establishment is generally recommended over a year so that you see the affect of the various seasons.

### xxxx side of boundary wall



General view of boundary wall with vegetation



Vegetation to boundary wall

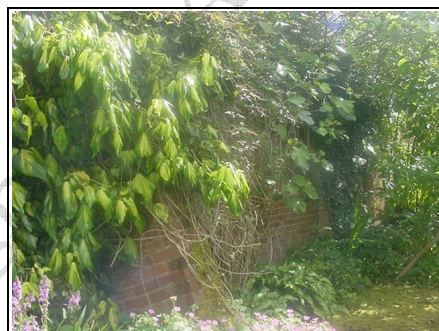


Shed to left hand side

### Neighbours side of boundary wall



Buttress one



Buttress two



Swimming pool outbuilding (with buttress just behind it) which has been in place for 30

In our opinion the most acceptable way forward is to continue the work that has already been carried out in the past of adding buttresses to the wall together with some annual maintenance.

Independent Chartered Surveyors

Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## **Buttresses**

We would comment that previously the buttresses have been put on the right hand side of the wall however we feel that any new buttresses that are added, bearing in mind the probable depth of foundation of the original wall and the depth of a modern foundation, the buttresses may need to be added to both sides of the wall.

In theory it could be argued that vegetation on the wall and plants close to the wall are affecting the wall. The wall has stood for a considerable time and the vegetation is part of the charm of it and they have lived in harmony together for many years but the plants still do need maintenance.

There are also elements such as the tree within the subject garden which in modern day thinking would be what insurance companies consider to be within influencing distance of the boundary wall and a wall simply would not be built so close to a tree or vice versa, however we do feel that the wall has stood the test of time and that a rebuilding process with the associated foundations would have a detrimental effect unless absolutely essential. We feel it would be a better way forward to maintain the wall and add buttresses.



Garden view with tree

**ACTION REQUIRED:** We believe that buttresses would be a better solution and help retain the character of the older wall. If the wall is listed it will need specific permission before alterations are carried out particularly demolition. In addition the wall requires general and regular maintenance, repointing and some plants cutting back.

**ANTICIPATED COST:** In the region of £1,000 for each buttress; please obtain quotations.

Independent Chartered Surveyors

——— Marketing by: ———

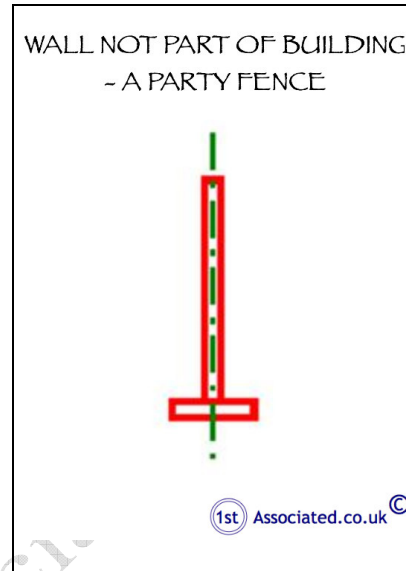
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

14

## Work to the boundary Wall

This boundary wall may be classed under the Party Wall Act 1996 as a Party Wall Fence (the technical term) and as such any work being carried out to it should fall within the Party Wall Act agreement. Any major alterations to the wall would need the appointment of a Party Wall Surveyor to agree with both parties.



Party Fence. Not part of a building but separates different owners

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

We feel that the main problem here is that the original survey was not appropriate for this age, type and style of property, a building survey or structural survey would have explained in more detail the way an older style property works. We would comment that we are very surprised a surveying practice has carried out a report in this manner. We note that XXX don't identify themselves as Chartered Surveyors on their reports although we are aware that we do employ a lot of Chartered Surveyors.

Unfortunately the Property Check provides minimal explanation of how old buildings work which we feel has led to misunderstanding and in turn recommending specialist damp proofing companies when the chartered surveyor who carried out the work should have more knowledge than them about the subject. Our other concern is that the Chartered Surveyor who carried out the work doesn't necessarily have specialist listed building knowledge specifically relating to the three items:

1. Dampness – the property is damp and above the levels we would expect in this property. We would recommend the lowering of the ground level and the adding of a French Drain around the property to allow it to dry out but an old property will never be completely dry.
2. The Value and Cost of the Works – The valuation is particularly broad, which may be due to the lack of transactions in the market or a lack of understanding of how to value a property with the issues found.

Independent Chartered Surveyors

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

16

3. Boundary Wall – we feel unless specific failure issues can be identified to us, the future of the wall would be best by maintaining the wall and adding buttresses should any major movement occur as has happened in the past.

We would also strongly recommend that anyone taking on an old property such as this joins Society of Protection of Ancient Building (SPAB): SPAB.org, who provide information and help with regard to the maintenance on this type of property. We also recommend if at all possible that you attend their weekend course.

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed! Please do not hesitate to contact us on 0800 298 5424.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

# INFORMATION RELATING TO SURVEY

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

18

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

# SURVEY FINDINGS AND PHOTOGRAPHIC RECORD

Our inspection has been specifically related to the Dampness, Cost of Work/Valuation, and Right Hand Boundary wall as detailed below.:

1. From our visual external inspection we noted:

1.1 Front of property

High ground level

Advised by Mr C that it was rendered in a lime mortar. Mrs W was unsure of the exact paint she used; she believed it to be a Dulux trade masonry paint.



Front view



Front left hand side



Front right hand side semi-circular bay



Airbrick hidden

1.2 Rear

Brickwork – mix of cement and lime

High ground level formed with paving slabs

Cement rendered plinth



Rear view

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Rear of property



Rustic paving slabs – ground level needs lowering

### 1.3 Left hand side

Brickwork  
High ground level



Left hand side



Soft red brick with moss sitting against it. Moss indicates not much sunlight gets in. Ground needs lowering

### 1.4 Boundary wall

Brick wall with Flemish bond brickwork with a variety of brick sizes. From the adjoining property we noted two buttresses and two brick built garden sheds that support the walls.

#### 1.4.1 Wall which forms right hand boundary to rear of garden viewed from within the rear garden

Independent Chartered Surveyors

Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

20





Right hand boundary wall  
viewed within St Nicholas  
Cottage



Wall past gate

1.4.2 Wall viewed from adjoining property We have had the benefit of talking to the neighbours on the right hand side and viewing the boundary wall from the right hand side.



Swimming pool outbuilding  
which has been in place for 30  
years



Shed to left hand side, repointing  
required to right hand side of gate



Shed with dilapidated roof

Independent Chartered Surveyors

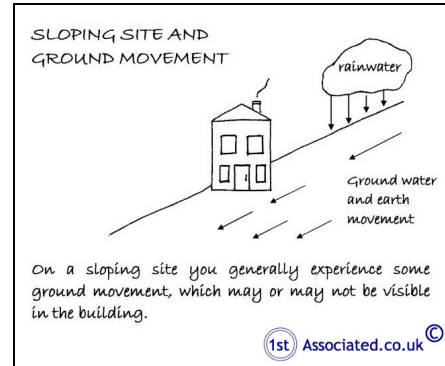
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## 1.5 Sloping Site

All of the property sits on a slight slope running from the front of the property to the rear.



**ACTION REQUIRED:** We would recommend that a French Drain is added around the entirety of the base of the property (speak to a Conservation Officer first) as water needs to be taken away from this property and ground levels are currently too high. This is, in its basic form, a shovel width by a shovel depth to reduce the ground level allowing the property to breathe and dissipate any dampness.

This will also have to be combined with a gradual repointing of the brickwork externally with lime mortar and internally the removal of any modern gypsum plasters and replacement with a lime based plaster to allow the wall to breathe.

However we are pleased to advise the wall will not fall down in the immediate future.

We have had the benefit of a x 16 lens on a digital camera

Independent Chartered Surveyors

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

22



2. From our visual internal inspection we noted

Ground Floor

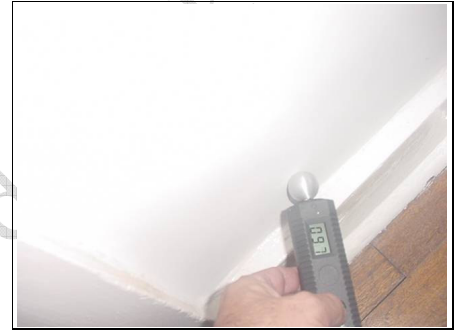
2.1 Hallway



Hallway area



Hallway area



Damp meter reading of 97 in hallway

2.2 Dining room



Dining room



Dining room

Independent Chartered Surveyors

Marketing by:

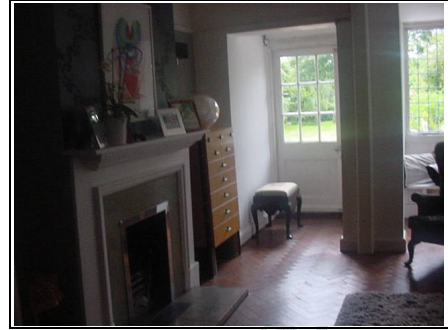
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

### 2.3 Rear reception room



Rear reception room



Rear reception room



Damp reading of 63 to rear reception room



Damp reading of 40 to rear reception room

### 2.4 Kitchen



Kitchen



French doors to kitchen

Independent Chartered Surveyors

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Damp meter reading of 95 in kitchen



Damp meter reading of 90 in kitchen

## 2.5 Corridor



Corridor



Corridor

## 2.6 Shower room



Exposed stonework in Shower room



Exposed stonework in Shower room

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Damp meter reading of 93 to shower room



Damp meter reading of 67 to shower room

## 2.7 Floors

Wood parquet flooring which is approximately the same level as the outside ground.

Note: we have not moved furniture or fixtures and fittings. The full areas inspected are identified within the inspection part of the report and this should show anything in this section.

Independent Chartered Surveyors

Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

26

### 3. Resistance Damp Meter Readings

Damp meter readings have been taken internally with both a Gann meter and a Protimeter. The Gann meter readings are as follows:



Protimeter was used to double check meter readings

Room	Readings Obtained	Typical Readings
Hall		40 - 60
Front left hand side to bay window	57	
Side of door	66	
	97	
Dining room		
Front right hand of wall	100	
Front left hand of wall	78	
Left hand side	90	
Rear reception room	63	
	40	
Kitchen	95	
	90	
Shower room	93	
	67	

4. We did not view within the roof space.
5. We have spoken to the owner occupier of the property and the owner occupier of the adjoining property.

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

27



# APPENDICES

CONSTRUCTION SUMMARY

LISTED BUILDINGS DESCRIPTION

TIME LINE

ESTIMATE OF BUILDING COSTS

CONTACT DETAILS

CORRESPONDENCE

LIMITATIONS

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

28

# **CONSTRUCTION SUMMARY**

## **External**

Chimneys:	Brick chimneys
Main Roof:	Pitched, clad with tiles
Roof Structure:	Roof not inspected
Gutters and Downpipes:	Cast Iron/plastic
Soil and Vent Pipe:	Cast Iron/plastic
Walls:	Painted render and brickwork with embedded timbers
External Joinery:	Timber and metal single glazed windows
Foundations:	Not inspected

## **Internal**

Ceilings:	Lath and plaster/plaster
Walls:	A mixture of stud, solid and structural framework (assumed)
Floors: Ground Floor:	A mixture of solid and Suspended timber floor (assumed)
First Floor:	Not inspected, likely to be joist and floorboards with embedded timbers

We have used the term 'assumed' as we have not opened up the structure. We had a limited view of the property to the ground floor only.

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

29



## **LISTED BUILDINGS DESCRIPTION**

### **Listing Text**

1.  
5388

TQ 2853 SE 3/101  
TQ 2853 NE 2/101

II GV

2.  
House of C18 appearance with alterations. Interior may be older and a cross wing which runs back is almost certainly earlier. 2 storeys, 3 windows. Tiled roof. Roughcast walls. Modern leaded casements and a small bow window. Plank door under bracketed hood.

XXXX and the Walls and Gate Piers to south-east of XXXX form a group.

Copyright: 1stAs

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

30

**Time Line – A brief history of the structure**

<b>DATE</b>	<b>DESCRIPTION</b>
Circa 1750	Property originally built
	Property purchased by Mrs W

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## **Estimates of Building Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

Independent Chartered Surveyors

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

32

## CONTACT DETAILS

Mr C  
Plasterer  
Telephone XXXXX

XXXX  
Contact: Mr M  
Telephone: XXXXX  
Email: XXXX

YYYY  
Contact: Mr P  
Tel: XXXX

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

33

## Extract from XXXX Property Check

The XXXX Property Check report states:

*Dry rot is affecting the skirting within the main entrance reception room to the dining room wall. I suspect this may be due to a previous damp problem. Repairs may be expensive as dry rot can spread quickly and may be affecting other parts of the property.*

*Dampness is affecting many of the walls at the ground floor level. This can be seen to both the internal and some of the external walls. In some areas the damp was detected with a damp meter which reads deep into the structure but the surface was dry. In other areas damp was detected both to the surface and deep within the structure. The damp is no more than one would expect for a property of this age. I suspect the damp is due to a number of possible causes including: a defect in the damp proof course, the possible missing damp proof course, bridging of the damp proof course by the high levels and condensation. Concealed timbers may be defective and the area should be opened up and fully investigated.*

The XXXX Property Check then goes on to report about dampness to the first floor level and woodworm, which we have not been asked to comment upon. It then states:

*The external ground level bridges the damp proof course which could cause dampness problems.*

*You now need to instruct a damp proofing/timber treatment contractor to carry out an investigation to identify the full extent of the problem and the necessary repairs required, together with an estimate of the cost.*

Independent Chartered Surveyors

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

34

Within the Outside areas and boundaries part of the report it says:

*The high external ground levels both to the front and the rear bridge the damp proof course which cause dampness problems. I would normally recommend that ground levels be lowered at least 150mm (6') below the damp proof course to reduce the risk of damp penetration. The position of the damp proof course will need to be identified if there is one present within the property.*

In addition to this the damp proofing companies YYYY and ZZZZ Preservation have been called in to ask to quote. A copy of the quote from YYYY is within the Appendices of the report. We have not seen the quote from ZZZZ Preservation as the client is awaiting amended quotation.

It is interesting to note that YYYY did not identify dry rot and also that Kenwood recommend the use of a Chartered Building Surveyor.

Independent Chartered Surveyors

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

35



# **LIMITATIONS**

## **Specific Defects Report**

### **1. Conditions of Engagement**

Please note: references to the masculine include, where appropriate, the feminine.

Subject to express agreement to the contrary (which in this particular case has been none) and any agreed amendments/additions (of which in this particular case there have been none), the terms on which the Surveyor will undertake the Specific Defects Report are set out below.

Based upon a visual inspection as defined below the Surveyor will advise the Client by means of a written report as to his opinion of the visible condition and state of repair of the specific problem or problems only. In this instance we have only looked at the three issues of dampness, cost of work/valuations and the right hand boundary wall.

### **2. The Inspection**

#### **a) Accessibility and Voids**

The Surveyor will base this report on a visual inspection and accordingly its scope is limited. It does not include an inspection of those areas, which are covered, unexposed or inaccessible. Our visual inspection will relate to the specific defects shown to us only.

#### **b) Floors**

We have not opened up the floor structure. We have only carried out a visual inspection and any conclusions will be based upon our best assumptions. We can open up the floor if so required at an extra fee.

Independent Chartered Surveyors

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

36

c) Roofs

The Surveyor will not inspect the roofs in this instance.

d) Boundaries, Grounds and Outbuildings

We have inspected the right hand boundary only.

e) Services

No services inspected.

f) Areas not inspected

The Surveyor will have only inspected those areas identified within the report. His report will be based upon possible or probable defects based upon what he has seen together with his knowledge of that type of structure. If you feel that any further areas need inspection then please advise us immediately.

g) Specific Defects Report

As this is a report upon a Specific Defect we do not offer any comment or guidance upon reactive maintenance and/or planned or routine maintenance items.

h) Whilst we have used reasonable skill and care in preparing this report, it should be appreciated that the Chartered Surveyors cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration;

### 3. Deleterious and Hazardous materials

a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However the Surveyor will advise in the report if in his view there is a likelihood that high

Independent Chartered Surveyors

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

37

alumina cement (HAC) concrete has been used in the construction and that in such cases specific enquiries should be made or tests carried out by a specialist.

#### **4. Contamination**

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

#### **5. Consents, Approvals and Searches**

- a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions, which require statutory consents or approval the Surveyor will not verify whether, such consents have been obtained. Any enquiries should be made by the Client or his legal advisers.

Drawings and specifications will not be inspected by the Surveyor. It is the Clients responsibility to forward any drawings and specifications that he has or knows the whereabouts of to us to include information in our report. If these are not forthcoming we will make our best assumptions based upon the information available.

- c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition its use or intended use is or will be unlawful.

**Independent Chartered Surveyors**

——— Marketing by: ———

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

**0800 298 5424**

38

## 6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

## 7. Restrictions on Disclosures

- a) This report is for the sole use of the Client in connection with the property and is limited to the current brief. No responsibility is accepted by the Chartered Surveyors if used outside these terms.
- b) Should any disputes arise they will be dealt with and settled under English law;
- c) This report does not fall under the Third Parties Rights Act.

## 8. Safe Working Practices

The Surveyor will follow the guidance given in Surveying Safely issued by the Royal Institution of Chartered Surveyors (RICS).

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

39